

NEWINGTON COMMUNITY ASSOCIATION  
BOARD AND ANNUAL MEETING – August 13, 2015  
Pohick Church  
Minutes of the Meeting

Attendance —President Beth Rodriguez, Vice President Kevin Benore, Secretary Chris Hammel, Treasurer Louise Whitt, Director Florence Smoczynski were in attendance.

Call to Order —Beth Rodriguez called the NCA Board of Directors meeting to order at 7:30 p.m. She welcomed all residents and had all members of the Board introduce themselves to the audience.

Community Forum – A resident asked a question about the draft budget, specifically how the \$40,000 allotted to the collections attorney line was used. Treasurer Whitt explained that \$40,000 was needed to collection the approximately \$40,000 in delinquencies. Another resident asked about why the recreation line was down. She felt outreach to the children in the community, brings in the adults to participate. Treasurer Whitt stated the budget is a draft and now is not the time to discuss line items. The Treasurer’s report will be later in the meeting.

The Community Manager was asked to update the attendees on the common grounds trail project. The Board went out for bid in 2013 and signed a contract to have the trail between the Northumberland Road and Pohick Creek repaved and a portion relocated as well as the second stream crossing reinforced with rip rap. A bridge was being designed for the first stream crossing. The contractor never showed up to perform the work despite repeated requests from management and the Board President. The bidders were asked to resubmit their bids in 2015 and only one was willing to bid. The Board approved the proposal from Fairfax Paving, who just recently completed some street construction on Brandeis Way. The Board approved spending \$92,000 and it includes installing a bridge over the first stream crossing. The plan is to have them start this year.

Because there was time and no more questions from the community, the Board moved on to the President’s Report.

President’s Report – President Rodriguez summarized the accomplishments of the past year including:

- Two tot lot structures replaced;
- New pool cover should reduce wear on new white coat and save on water consumption;
- Brandeis Way street construction and curb/gutter replacement completed. Will finish with some landscaping this Fall.
- Contracted path replacement and bridge/stream crossing repair which will hopefully commence this Fall.
- New reserve study accepted. POA requires a reserve study be completed every five years.

- Ad hoc committee developed for creating an Employee Compensation Policy. Policy passed in July.
- Comprehensive community survey distributed. If you have not complete one, please do so before it closes at the end of the month.
- Ad hoc committee developed for the purpose of reviewing NCA's CCR's for possible revisions.
- Contracted to repair tennis court cracks.

There was discussion about the committee that is reviewing the CCRs. It takes 75% of the members to revise them. If revised, then lowering the number to 66% would be more consistent with State law. Additionally, they could look at political signs and setting guidelines for when they could be allowed. A resident noted that they are 'cluttered'. The covenants are old and there are inconsistencies between them and other governing documents. Another resident felt pursuing this could 'open a can of worms'. President Rodriguez stated the committee is just at the early stages and they are only evaluating if a change should be pursued. The next CCR committee meeting is August 25<sup>th</sup>.

Treasurer's Report – Treasurer Whitt summarized the following financial year.

- TIPS investment matured after five years and resulted in a \$15,000 profit with an expected \$3,200 in taxes on that profit.
- A \$200,000 CD was opened with a 1% interest rate with reserve funds from the Burke and Herbert account.
- The annual audit was complete and is good.
- NCA follows CPI for how much to increase or decrease the budget. CPI is currently flat. The budget committee is about two to five people.
- The Board will meet in September to review the draft, put a draft in the newsletter and vote at the November meeting. Letters will go out 30 days prior to any change in the assessments.
- When TIPS investment expired, \$208,000 was invested in a treasury note at .75% for 3 years.

There was discussion on the new budget line for NJF, Non-judicial foreclosure, an option when collections are stalled. NCA would buy the property. A NJF was pursued once before and the owner wrote a check for the balance to avoid the foreclosure.

A question was asked about NCA's delinquency rate. That information was not available. The Community Manager noted that delinquencies are improving. There are only ten to twelve accounts with the attorney at this time.

The Treasurer Report was interrupted to hold the annual meeting.

Call to Order — Beth Rodriguez called the Annual Meeting to order at 8:00 p.m.

The Community Manager confirmed that there was quorum for a meeting.

There are two positions up for election and two board members are running for re-election. Beth Rodriguez of Durer Court and Florence Smoczynski of Godolphin Drive made brief statements about continuing to serve on the NCA Board. There were two nominations from the floor, Mike Smith of Godolphin Drive and Mark Polansky of Godolphin Drive. Mike Smith previously was on the Board but resigned due to work commitments. He stated he would like to get back on the Board. Mark Polansky grew up in the neighborhood, moved away and now owns here. He is a non-practicing attorney and wants to get more involved.

The Community Manager introduced herself and informed the audience that she works closely with the Board members and although she was not going to provide details, she had very strong concerns about Mike Smith returning the Board. Kevin Benore reminded the candidates that there are two positions up for election but even if they are not voted in, there are also two board vacancies that can be filled by Board appointment.

The Community Manager reminded everyone that to ensure accuracy in the vote, that besides writing in a name on the blank lines, they must check the boxes.

Ballots were filled out and returned. Beth Rodriguez and Florence Smoczynski were elected as board members.

The \$50 door prize drawing for all those who submitted proxies was held. The winner was Jeremy Garrison of Luce Court. The \$100 door prize drawing for all those who attended the meeting was held. The winner was Mike Smith of Godolphin Drive.

The Annual Meeting adjourned at 8:33 pm.